042.0	0004	0025.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	966,100 / 966,100
					USE VALUE:	966,100 / 966,100
					ASSESSED:	966,100 / 966,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		DAMON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YAN GUI-YI
Owner 2:	
Owner 3:	
Street 1:	405 MARRETT ROAD
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02421 Type:

PREVIOUS OWNER

Owner 1:	YAN GUI-YI -
Owner 2:	-
Street 1:	23 DAMON PARK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,530 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1950, having primarily Aluminum Exterior and 2079 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8530.000	425,400		540,700	966,100
Total Card	0.196	425,400		540,700	966,100
Total Parcel	0.196	425,400		540,700	966,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 464.69 | /Parcel: 464.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 29285
GIS Ref
GIS Ref
Insp Date 11/16/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 042.0-0004-0025.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	425,400	0	8,530.	540,700	966,100	966,100	Year End Roll	12/18/2019
2019	104	FV	332,200	0	8,530.	574,500	906,700	906,700	Year End Roll	1/3/2019
2018	104	FV	332,200	0	8,530.	419,100	751,300	751,300	Year End Roll	12/20/2017
2017	104	FV	311,500	0	8,530.	365,000	676,500	676,500	Year End Roll	1/3/2017
2016	104	FV	311,500	0	8,530.	310,900	622,400	622,400	Year End	1/4/2016
2015	104	FV	277,400	0	8,530.	304,200	581,600	581,600	Year End Roll	12/11/2014
2014	104	FV	277,400	0	8,530.	250,100	527,500	527,500	Year End Roll	12/16/2013
2013	104	FV	288,700	0	8,530.	237,900	526,600	526,600		12/13/2012

!3560!

PRINT

Date	Time
12/10/20	18:46:56

LAST REV

Date	Time
04/09/19	14:19:15

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3560

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHEN QUANG PIN	1211-25		9/14/1999	Family	1	No	No		
JOHNSON ELBRIDG	1168-116		3/3/1997		265,000	No	No		Y

USER DEFINED

Prior Id # 1:	29285
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	MEAS&NOTICE	PH	Patrick H
1/10/2009	Meas/Inspect	336	PATRIOT
3/17/2000	Inspected	263	PATRIOT
3/3/2000	Measured	268	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8530		Sq. Ft.	Site		0	80.	0.79	1									540,720						540,700	

Total AC/HA: 0.19582 | Total SF/SM: 8530 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 540,720 | Spl Credit | Total: 540,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	MUSTARD		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.21818185
Const Adj.:	0.98500049
Adj $ / SQ:	203.985
Other Features:	108600
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	577953
Depreciation:	152580
Depreciated Total:	425373

COMMENTS

OF = 2 SINKS IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

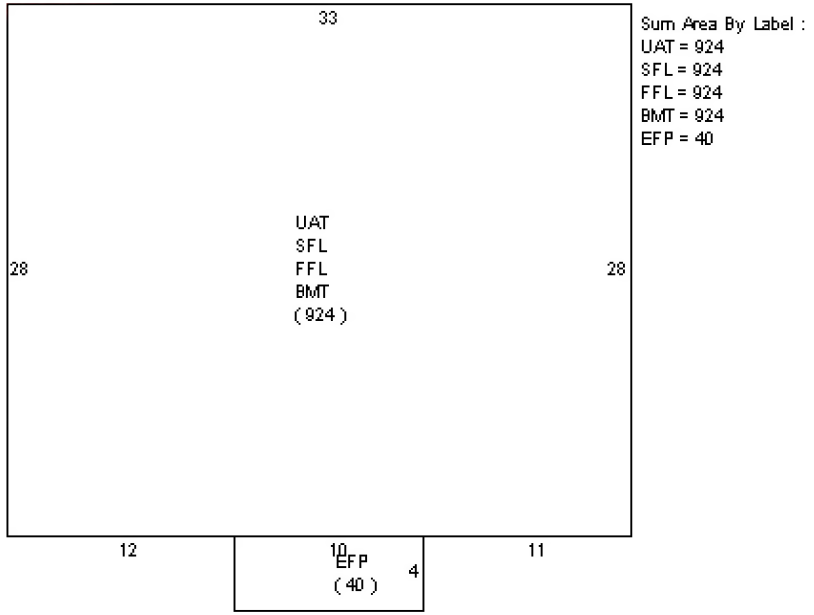
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



Sum Area By Label :
UAT = 924
SFL = 924
FFL = 924
BMT = 924
EFP = 40

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	924	61.200	56,545
FFL	First Floor	924	203.980	188,482
SFL	Second Floor	924	203.980	188,482
UAT	Upper Attic	231	142.790	32,984
EFP	Enclos Porch	40	71.510	2,860

Net Sketched Area:	3,043	Total:	469,353
Size Ad	1848	Gross Are	3736	FinArea	2079
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	203.98
Special Features:	0	Val/Su Net:	139.80
Final Total:	425400	Val/Su SzAd	230.19

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

042.0-0004-0025.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	